

VICINITY MAP
SCALE: 1"=2000'

SITE BENCHMARK

COUNTY OF YORK
PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.67
LOCATION: SEE VICINITY MAP Y- 3,595,939.553
COORDINATE VALUE(U.S. SURVEY FEET): X-12,070,681.870

ELEVATION OF STATION: 48.40' (N.G.V.D.)(1929)

UTILITY NOTES:

WATER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

NOTES

THE LAND BEING CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HEREWITH SHALL NOT FOR ANY PURPOSE BE OR BECOME SEPARATE OR INDEPENDENT LOTS, TRACTS OR PARCELS BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT PARCELS IDENTIFIED AS TAX MAP #24-00-00-128 (GPIN: Q08d-4951-0396) OWNED BY M.R.P. ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND TAX MAP #24-00-00-132 (GPIN: R08c-0291-0382) OWNED BY M.R.P. ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY.

THE SUBJECT PROPERTY IS LOCATED WITHIN A COUNTY OF YORK WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT. ALL FUTURE CONSTRUCTION OR DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.

THE BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF M.R.P. ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, SHALL COMPLY WITH ORDINANCE No. 15-7, AN ORDINANCE TO REZONE AN APPROXIMATELY 0.15 ACRE PORTION OF THE PARCEL AT 7307 GEORGE WASHINGTON MEMORIAL HIGHWAY FROM CONDITIONAL IL TO CONDITIONAL R20, APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON JUNE 16, 2015.

THE LIMITS OF THE NATURAL RESOURCES ON THE SUBJECT PROPERTIES HAVE NOT BEEN INVENTORIED AND FIELD VERIFIED. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
M.R.P. ENTERPRISES, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

NELSON DISTRICT
YORK COUNTY, VIRGINIA
JULY 10, 2015 SCALE: 1"=30'

CAMPBELL LAND SURVEYING, INC.
P.O. BOX 855
YORKTOWN, VIRGINIA 23692
(757) 890-0837

SHEET 1 OF 3

NOTE:

ADMINISTRATIVE MODIFICATION REQUEST No. 16-02A FOR ADMINISTRATIVE SETBACK MODIFICATION AS REQUESTED BY M.R.P. ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY WAS APPROVED BY J. MARK CARTER, ZONING ADMINISTRATOR ON MAY 5, 2016.

**R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL)
MINIMUM BUILDING SETBACKS**

FRONT: 40'
SIDE: 15'
REAR: 30'

**IL (LIMITED INDUSTRIAL)
MINIMUM BUILDING SETBACKS**

FRONT: 45'
SIDE: 10'
REAR: 10'

**GB (GENERAL BUSINESS)
MINIMUM BUILDING SETBACKS**

FRONT: 45'
SIDE: 10'
REAR: 10'

OWNERSHIP/TRUSTEE CERTIFICATE

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND TRUSTEES, IF ANY.

TAX MAP: 24-00-00-128 AND TAX MAP: 24-00-00-132
(#7307 GEORGE WASHINGTON MEMORIAL HIGHWAY) (#112 WHITES ROAD)

OWNER CONSENT:

Kenneth Dale Moore
M.R.P. ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
BY: KENNETH DALE MOORE (MANAGING MEMBER)

8-6-21
DATE

TRUSTEE'S CONSENT: (TAX MAP: 24-00-00-128)

BY: *Jay Kenslow SVT*
(SIGNATURE AND TITLE)
JAY KENSLow
(PRINTED NAME)

8/4/2021
DATE

TRUSTEE - UNION SERVICE CORPORATION
BENEFICIARY: ATLANTIC UNION BANK
DEED OF TRUST #1, DATED MAY 29, 2019
RECORDED ON MAY 30, 2019 AS INSTRUMENT #190007932

DEED OF TRUST #2, DATED JULY 19, 2019
RECORDED ON JULY 19, 2019 AS INSTRUMENT #190011032

OWNER NOTARY (KENNETH DALE MOORE)

STATE OF VIRGINIA YORK TO WIT:
I, Sabrina A. Wertz, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVE UNDER MY HAND THIS 6 DAY OF August, 21.
MY COMMISSION EXPIRES:

Sabrina A. Wertz 208178
NOTARY PUBLIC REG. NO.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS AS FOLLOWS:

TAX PARCEL #24-00-00-128 IS IN THE NAME OF M.R.P. ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED AS FOLLOWS: FROM RALPH DOUGLAS EDLOW, ARTHUR FAYNE EDLOW, AND KENNETH LEE EDLOW BY DEED DATED NOVEMBER 10, 2004, AND DULY RECORDED ON DECEMBER 21, 2004, AS INSTRUMENT No. 0400026452. AND FROM JO ANN M. EDELIN, KAY HATTIE M. WILLIAMS, STACY S. YALE (FORMERLY KNOWN AS STACY J. SMITH) AND WILLETTE S. AKUA (FORMERLY KNOWN AS WILLETTE E. SMITH) BY DEED DATED NOVEMBER 16, 2013 AND DULY RECORDED ON NOVEMBER 25, 2013, AS INSTRUMENT No. 130023280.

TAX PARCEL #24-00-00-132 IS IN THE NAME OF M.R.P. ENTERPRISES, LLC A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED AS FOLLOWS: FROM ERNESTINE BLAINES STOKES WHITEHEAD, BY DEED DATED FEBRUARY 9, 2006 AND DULY RECORDED ON MARCH 28, 2006 AS INSTRUMENT No. 060006926; AND FROM ERNESTINE BLAINES STOKES WHITEHEAD, BY CORRECTION DEED DATED FEBRUARY 9, 2006 AND DULY RECORDED ON NOVEMBER 21, 2007 AS INSTRUMENT #070027291; AND FROM ERNESTINE BLAINES STOKES WHITEHEAD BY DEED OF CORRECTION DATED SEPTEMBER 6, 2007 AND DULY RECORDED ON JANUARY 22, 2008 AS INSTRUMENT # 080001093.

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA,

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2021.

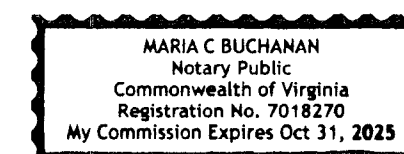
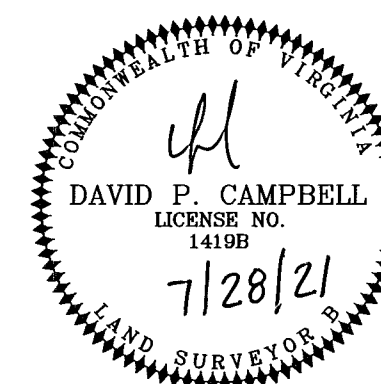
David P. Campbell 7/28/21
DAVID P. CAMPBELL 1419B DATE

TRUSTEE NOTARY (UNION SERVICE CORPORATION, TRUSTEE)

(JAY KENSLow), TRUSTEE OF DEEDS OF TRUST

STATE OF VIRGINIA Norfolk TO WIT:
I, Maria C. Buchanan, NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVE UNDER MY HAND THIS 4th DAY OF August, 2021.
MY COMMISSION EXPIRES: 10/31/2025

Maria C. Buchanan 7018270
NOTARY PUBLIC REG. NO.



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Joan Kassel*
PLAT APPROVING AGENT

DATE: DECEMBER 20, 2021

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 28th DAY OF December, 21, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 210625471

TESTE: Kristen Nelson
CLERK

BY: *Alison...*